

Services and Fees

Castle Homes Lettings Ltd offers multiple different levels of service to our letting clients. The fees charged for these levels of service are set out in the table below.

Please be aware that all fees shown on this document - whether they are displayed as a percentage of the rental value or as a single figure - are inclusive of VAT.

	Management fee	Set-up fee	Service required
Fully managed service	8.00% +VAT (9.60% incl. VAT)	£310.00 +VAT (£372.00 incl. VAT)	
Let only service	Not applicable	£700 + VAT (£840 inc VAT)	

Service	Fee	Who is responsible
Deposit protection	Not applicable	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Landlord
Deposit deduction	Not applicable	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Landlord
Deposit dispute	Not applicable	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Landlord

Service	Fee	Who is responsible
Energy performance certificate	£70.83 +VAT (£85.00 incl. VAT)	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Landlord
Electrical installation condition report	£158.33 +VAT (£190.00 incl. VAT)	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Landlord
Gas safety certificate	£74.60 +VAT (£89.52 incl. VAT)	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Property doesn't have gas

Service	Fee	Service required
Mid term inspection (Managed)	£50.00 +VAT (£60.00 incl. VAT)	
Check out inventory (Managed)	£100.00 +VAT (£120.00 incl. VAT)	
Annual income statement if requested (Managed)	£12.00 +VAT (£14.40 incl. VAT)	
Tax submission for non UK residents (Managed)	£50.00 +VAT (£60.00 incl. VAT)	
Key cutting admin	£10.00 +VAT (£12.00 incl. VAT)	
Paper copies of statements per envelope posted	£2.50 +VAT (£3.00 incl. VAT)	
Emergency call out (Managed)	£100.00 +VAT (£120.00 incl. VAT)	
Service of section 21 at landlords request	£100.00 +VAT (£120.00 incl. VAT)	
Complete N5B court possession - Including court fee (Managed)	£750.00 +VAT (£900.00 incl. VAT)	
Additional right to rent check if required throughout tenancy (Managed)	£50.00 +VAT (£60.00 incl. VAT)	

Rent increase (Managed)	£50.00 +VAT (£60.00 incl. VAT)	<input checked="" type="checkbox"/>
Renewal of fixed term AST (Managed)	£50.00 +VAT (£60.00 incl. VAT)	<input checked="" type="checkbox"/>
Periodic term agreement (Managed)	£50.00 +VAT (£60.00 incl. VAT)	<input checked="" type="checkbox"/>